



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

13 BRAMBER MEWS

CAVERSHAM

READING

RG4 6NN

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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Report Prepared by	iPlans
Date	19/02/2018

1. Introduction

1.1 iPlans has been instructed by Melanie and Kent Knight to submit a householder planning application for a single storey front and side extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The property located at 13 Bramber Mews, Caversham, Reading, RG4 6NN is a linked detached property.

2.2 The rear of the property fronts Bramber Mews and the front of the property fronts a walkway.

2.3 The garage is to the rear of the property and is set back from the front building line. A small porch is to the front of the property.

2.4 Photographs below show the front and rear elevations of the property.



2.5 As you can see from the above photographs, the external appearance of the property is brick with sections of uPVC cladding. The window and door frames are uPVC.

3. The Proposal

3.1 This householder planning application is for the erection of a single storey front and side extension.

3.2 The existing porch will be demolished. The total width of the proposed front and side extension will measure 10,124.87mm. It will project 2550mm deep from the front building line and 4542.76mm from the rear of the garage. The height to eaves will measure 2534.08mm and to the ridge it will measure 3623.14mm. The roof will be part dual pitched and part mono-pitched. There is a small section of glass roofing which covers the walkway linking the house and garage. The proposal is to remove this and replace it with a regular flat roof which will align with the existing garage roof. There will be 2x windows and a double door to the front elevation of the proposed extension. There will be no side fenestration. The structure will have brick facing to match that of the dwelling house. The proposal will adjoin the rear of the garage and therefore the location of the single door on the existing garage will be relocated to the side.

3.3 Currently there is no landscaping proposed as part of the scheme but a good size front garden will remain.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Bramber Mews without affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Core Strategy, Sites and Detailed Policies Document and Supplementary Planning Guidance and Document have been consulted as part of this planning application.

4.2 Policy CS7 of the Core Strategy is with regards to the design and the public realm. It states that all development must be of a high design quality that maintains and enhances the character and appearance of the area in terms of layout, scale, height and massing, architectural detail and materials.

4.3 Policy DM4 of the Site and Detailed Policies Document states that development should not cause significant detrimental impact to the living environment of existing or new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, noise and disturbance, artificial lighting and vibration.

4.4 Policy DM9 of the Site and Detailed Policies Document states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, material and design. It should respect the character and pattern of neighbouring properties.

4.5 Policy DM10 of the Site and Detailed Policies Document states that houses should be provided with private outdoor space.

4.6 The Design Guide to House Extension Supplementary Planning Guidance states that extensions should leave sufficient garden space for general use and penetration of light and sunlight. The council will not normally grant permission for front extension that are excessive in size. Front extensions that stretches the whole frontage is discouraged. They need to be designed so as to protect the character of neighbouring properties and street scene.

5. Conclusion

5.1 The proposal is for the erection of a single storey front and side extension.

5.2 Part of the proposal will sit to the side of the dwelling house and to the rear of the garage. The proposal will not be built to the boundary with 14 Bramber Mews to allow access to the garage from the front elevation.

5.3 Policy states that front extensions that extend the whole frontage are usually discouraged due to the impact it will have on the appearance of the street scene. This proposal covers the majority of the front however it will not impact the street scene as it is the rear of the property that fronts the street scene. The front of the property instead fronts a walkway. There is no parking to the front of the property for this reason. Although it will cover the front, a good size front garden will remain.

5.4 14 and 15 Bramber Mews have staggered front, so their front building lines are stepped further back than that of 13 Bramber Mews. The proposal will project forward of the building lines found at 11 and 12 Bramber Mews however it is a garage that is sited next to this property rather than a habitable room therefore the obstruction would not significantly affect amenity level. The extension will also project further than that of 14 Bramber Mews. To prevent it from obstructing daylight and views from neighbouring front window, the proposal is not built to the boundary. The impact to amenity level should be minimal.

5.5 The extension will be brick and the fenestrations will match those found on the building.

5.6 The proposal is consistent with policies and guidance notes outlined in Chapter 4 unless where stated above.

5.7 I therefore would hope you consider this application for approval.